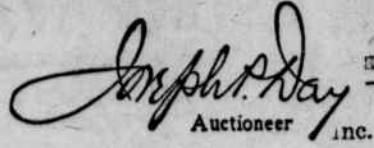


REAL ESTATE AT AUCTION. REAL ESTATE AT AUCTION. REAL ESTATE AT AUCTION. REAL ESTATE AT AUCTION.



Joseph Day
Auctioneer Inc.

Long Beach Almost Died From an Overdose of Restrictions!

I WENT THERE and helped to "lift the lid" from off these eight, ten and twelve thousand dollar, tile-roof house restrictions which, for nearly fifteen years, had retarded the growth of Long Beach—the great growth that has taken place since the restrictions were either modified or removed.

THE RESULT OF "LIFTING THE LID" has been that Long Beach lot values have doubled and trebled, and many fortunes have been made by the foresighted buyers at my auction sales of *unrestricted* lots.

The Lorillard Spencer Lots Start With Being Unrestricted

They are to be Sold Next Thursday,
Columbus Day, Oct. 12th

THEY BEGIN where Long Beach lots were put after having been restricted for fifteen years. That is where the real money lies—where the real profits are to be made—in *unrestricted* 25 x 100 foot lots.

THINK OF THAT WHEN YOU ARE THINKING ABOUT BUYING A HOME SITE. And—don't think about it too long. Buy one, or a few, of the *unrestricted*, 25 x 100 foot, **LORILLARD SPENCER LOTS** at the sale next Thursday, and then begin to build before April 1, 1923, so as to get all the benefits of tax-exemption for nine years, until 1932.

BUY *unrestricted*, 25 x 100 foot, **LORILLARD SPENCER** Lots right in the City of New York, in the wonderfully located Long Island Sound and Pelham Bay Park district, and adjoining the highly restricted Westchester Country Club.

AND REMEMBER—that close to the **LORILLARD SPENCER**, 25 x 100 foot, *unrestricted* lots, is the Pelham Bay Park station on the Pelham Bay Park branch of the 5-CENT FARE, Lexington Avenue subway to all parts of New York.

These 25 x 100 foot *unrestricted* Lorillard Spencer Lots enjoy a trinity of remarkable advantages—

- (1) A 5-Cent Fare, by subway, to all parts of New York City.
- (2) An extensive, *unrestricted* frontage on Long Island Sound.
- (3) Lengthy, *unrestricted* frontages, facing Pelham Bay Park and on the Eastern Boulevard.

Think of these great advantages when you go to select your lots, and when you attend the sale of these *unrestricted* lots.

1200 Pelham Bay Park Unrestricted 25 x 100 foot LOTS

Also Two Dwellings and Six other Buildings

Absolute Auction

Next Thursday, Columbus Day, Oct. 12th

and Daily, including Saturday, Oct. 14th

on the Premises, at 2 P. M. and 8 P. M.

for the Estate of **LORILLARD SPENCER**

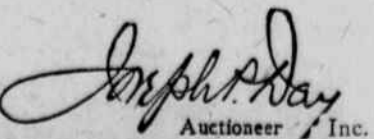
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TO-MORROW! OCT. 7 at 2 P. M.

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MAMARONECK

and buy a few lots at your own price

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and HARRISON AVENUE

Also a fine house on an acre of Boston Post Road Lots and two other houses

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New York City

Telephone
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Westchester—Sale or Let.

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the balance of the famous Jarvis Estate

On Weaver St., near Depot of N. Y., Westchester & Boston R. R.

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BY OCTOBER 10TH, SURE

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New York City's most accessible suburb.
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Within easy commuting distance. In perfect condition. House of 9 master bedrooms, 9 tiled baths, hardwood floors, open fireplaces, copper leaders and gutters, spacious verandas, large garage and stable. Three smaller houses, greenhouse, grapeery, handsome trees and shrubs. Fruit, nut, berries, rhododendrons, rose garden, flower and vegetable gardens. 13 ACRES beautifully developed. EXTENSIVE RIVER VIEWS. A complete place at a very reasonable price—with possession. JOHN OTO. Care S. OSGOOD PELL & CO., 17 West 44th St., N. Y. Telephone 5610 Vanderbilt

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Excellent Light, Facing Mad. Sq. Park

ONE ENTIRE FLOOR, ABOUT 16,800 SQ. FT.

ALSO FRONT HALF OF Seventh Floor
IMMEDIATE POSSESSION

Also Choice upper floors available Feb. 1st, 1923

100% EXCELLENT MODERATE
SPRINKLERED SERVICE RENT
Apply Superintendent on premises or Mr. Herter—Lenox 9000

Less Than 60c. per Sq. Ft.

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